

KPB School Facilities Capital Priorities



Kenai Peninsula Borough
Purchasing & Contracting Department
Maintenance Department

➤ **Objective:**

Establish a prioritized list of capital needs for Borough School Facilities for use in evaluation of the KPBSD proposed bond list.

➤ **Justification:**

KPB Code Of Ordinances

Chapter 1.20.010, Paragraph C.: ".....The borough assembly through the borough administrator, shall provide for all major rehabilitation, all construction and major repair of school buildings. The recommendations of the school board shall be considered in carrying out the provisions of this section".



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Maintenance and Capital Project Classification of Work:

- Routine Maintenance: Soap dispenser replacement, paper towel roll replacement, sidewalk clearing, etc.
- **Minor Maintenance:** Replace of components having a useful life of less than 10 years. Fixtures, flooring, paint, etc.
- **Major Maintenance:** Replacement of components that have a useful life of greater than 10 year. Roof, boilers, parking lot pavement, etc.
- **Capital improvement Project:** Defined as if it hasn't existed in the asset inventory prior then it is by default a CIP. New school, total renovation of existing school, renovation of existing floor plan for new purpose, etc. Most CIP's are driven by changes in educational program needs.



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- In review of the Capital needs and from a Borough perspective we cannot recommend advancing a Bond initiative using the school districts list or the one generated by the KPB group.
- Due to deficiencies in organizational structure, planning, established roles and responsibilities we are unable to determine that the identified scopes of work on either list are in fact the best possible targeted needs for a bond initiative.



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Recommendations:

- Establish an operating agreement between KPBSD and KPB in regards to Facility management.
- Recommend to the School District that a comprehensive master plan be completed.
- Area wide KPB 5 year capital planning process established by the Borough (6 year for KPBSD).
- Change the KPB Maintenance Departments role and methodology in addressing Minor maintenance, Major Maintenance, and recommendation for Capital improvement projects.
- Provide revisions KPB code through KPB code revisions in regards to KPB and KPBSD facility and Capital improvement needs as necessary to ensure a functional relation founded in a operating agreement can be established.



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Priority A Total

A - Major maintenance or structural failure issues. Existing facility/asset is deteriorating past regular maintenance and needs replacement.

TOTAL - \$43,450,000



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Soldotna Elementary Consolidation

- ▶ Project is to abandon the existing Soldotna Elementary facility to relocate these students to the existing Soldotna Prep building and combine the program with Redoubt Elementary to have a primary and secondary school for the elementary program. This would also include shifting the Montessori program and River City Academy into Soldotna Prep. Cost is for necessary renovations to house these programs in these buildings.

KPB School District
Priority A
KPBSD Program
\$23,000,000



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Homer High School Roof Replacement

- ▶ Aging cedar shake roof has multiple failures and leaks across roof system. Cost is to replace cedar with an asphalt shingle system that will provide a better quality roof and reduced maintenance. Excludes Phase 1 work.

KPB School District
Priority A
Major Maintenance
\$6,400,000



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Kachemak Selo School

- ▶ Existing residential buildings being used for the schools in Kachemak Selo are insufficient for the use and have multiple structural issues. Cost is match amount for DEED grant to build a new school.

KPB School District
Priority A
KPBSD Program
\$5,450,000



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Borough and School District Roof Replacements

- ▶ Several school and KPB roofs are nearing end of life and are starting to develop regular roof leaks. Project would replace roofs at Nikiski North Star, Mountain View Elementary, Hope, Poppy Lane Maintenance Building and the Borough Administration Building.

KPB School District
Priority A
Major Maintenance
\$4,800,000



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Kenai Middle School Safety Reconfiguration

- ▶ Remodel to improve security at school entrance including visual control from office that does not exist.

KPB School District
Priority A
Program Maintenance
\$2,500,000



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Homer Middle School Drainage Improvements

- ▶ School is constructed into a hillside and water seeps through brick retaining wall constructed against the soil, into the first floor of the building. Maintenance department has attempted improvements to drainage around the foundation of the building that have been unsuccessful. A large scale project is needed to Excavate significant quantities of materials along wall and install a drainage system to carry water away from building.

KPB School District
Priority A
Major Maintenance
\$750,000



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West Homer Elementary Wall Repair

- ▶ Existing brick wall has been resealed and serviced by Maintenance Department, but continues to seep water into building mostly during wind driven rain events. Project would construct a new exterior siding on this portion of the building to stop water intrusion.

KPB School District
Priority A
Major Maintenance
\$450,000



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Cooper Landing Septic System Failure

- ▶ The school at Cooper Landing has a leach field and tank failure in the septic system that is currently limiting use of the restroom and reducing water quality as the water treatment backwash system has been shut off to conserve water use. Project would replace the septic system for the school.

KPB School District
Priority A
Major Maintenance
\$100,000



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Priority B Total

B - Energy, cost, efficiency or maintenance saving project

TOTAL - \$24,550,000



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KPB Facilities Parking / Site Improvements & Paving Rehabilitation

- ▶ Many school and Borough facilities have parking lots that are in extremely poor condition and need resurfaced, crack sealed, or seal coated. Project is to resurface parking lots as needed.

KPB & School District Facilities
Priority B
Major Maintenance
\$9,000,000



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Area Wide School Building Siding Replacement

- ▶ Several KPBSD Buildings have existing cedar, brick or EIFS siding on the exterior of the building that is in poor condition due to age. Siding is being sealed and maintained, but requires regular maintenance. Project would redo the siding on these building with a more durable product. Schools needing siding replacement are Homer High, Cooper Landing, Soldotna High, Kenai Middle, Nikiski North Star, Skyview Middle, Seward Middle and Nikiski High.

KPB School District
Priority B
Major Maintenance
No Estimate



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Building Automation Systems / Control Improvements

- ▶ Several KPBSD sites are using obsolete control systems and are no longer serviceable by the manufacturer. Project will replace these control systems with KPB standard Siemens controls. Site list is Hope, Nikiski North Star Elementary, Mountain View Elementary, Kenai Central High, Nikiski Middle/High, Skyview Middle and Soldotna Elementary.

KPB School District
Priority B
Major Maintenance
\$5,000,000



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KPBSD Window Replacement Project

- ▶ Windows at multiple school facilities are failing due to age and in need of replacement.

KPB School District
Priority B
Major Maintenance
\$5,000,000



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KPBSD Portable Building Replacement

- ▶ Most portable buildings used at schools are in poor condition and rarely moved. Due to construction methods used to make the buildings portable, they are in constant need of maintenance. Project would replace portable buildings with permanent structures using conventional methods on concrete slabs. Estimated number of portables to be replaced is 30.

KPB School District
Priority B
KPBSD Program
\$4,250,000



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Chapman Elementary & Mountain View Elementary Traffic Issues

- ▶ Chapman Elementary has access and safety issues while entering and exiting the property. Mountain View Elementary has traffic flow issues with student pick up and drop off causing teacher parking issues at the site. Project would design and construct solutions at these two sites.

KPB School District
Priority B
KPBSD Program
\$8,000,000



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Homer High School Front Entry Reconstruction & Safety Improvement

- ▶ Exterior concrete walkways, stairs and ramps that lead to the front entrance to Homer High have multiple retaining walls constructed from lumber materials that are failing and need reconstructed. In addition, the ramps and access needs reconstructed to comply with current ADA accessibility requirements.

KPB School District
Priority B
Major Maintenance
\$500,000



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Priority C Total

C - Projected Long Term Need

TOTAL - \$6,000,000



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KPBSD Warehouse Lot Drainage Issues

- ▶ Existing drywell in the parking lot has failed and poor grading at the lot causing flooding issues. Project would regrade and repave areas while adding drainage structures to fix the problem.

KPB School District
Priority C
Major Maintenance
No Estimate



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KPB Facilities Access Control Improvements

- ▶ KPB has successfully installed access controls through key card access at various facilities. Project would expand that rollout to over facilities. Many installs would include exterior door replacement. (Approximately 70 buildings)

KPB and School District Facilities
Priority C
KPBSD Program
\$6,000,000



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Area Wide School Traffic & Safety Study

- ▶ Students coming to and from school remains a major safety and congestion issue at many schools due to many students being dropped off and picked up by individual vehicles instead of school buses. Project would evaluate traffic flow patterns of students, cars and buses at all school facilities to identify issues and develop an improvement list.

KPB School District
Priority C
KPBSD Program
No Estimate



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Auditorium & Common Area Upgrades

- ▶ Lighting, audio and controls systems in the auditoriums and commons areas of the high schools are original to the construction of the buildings and are having constant maintenance issues. Lighting replacement would also result in energy efficiency cost savings. Project would upgrade the lighting, audio and control systems in Homer High, Kenai High, Soldotna High, Nikiski High and Seward High.

KPB School District
Priority C
Major Maintenance
No Estimate



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